

**Bylaw 71-2020 map amendment to the North of Yellowhead Area Concept Plan
Bylaw 46-2013 (Ward 4)**

Applicant: Strathcona County
Owners: Various
Legal Description: NW and SW 13-53-23-W4 and Lot 1, Block 1, Plan 0521833
Location: North of Highway 16; East of Range Road 231

Report Purpose

To provide information to Council to make a decision on first, second and third reading of a bylaw that proposes to delete and replace Map 6 Development Concept within the North of Yellowhead Area Concept Plan (ACP) to:

- a. reflect the realignment of Range Road 231;
- b. amend the land use configuration as a result of the realignment of Range Road 231; and
- c. reconfigure the stormwater management facilities and municipal reserve lands in the south central portion of the plan area (W½ 13-53-23).

Recommendations

1. THAT Bylaw 71-2020, a bylaw that proposes to delete and replace Map 6 Development Concept within the North of Yellowhead ACP to:
 - a. reflect the realignment of Range Road 231;
 - b. amend the land use configuration as a result of the realignment of Range Road 231; and
 - c. reconfigure the stormwater management facilities and municipal reserve lands in the south central portion of the plan area (W½ 13-53-23)

be given first reading.

2. THAT Bylaw 71-2020 be given second reading.
3. THAT Bylaw 71-2020 be considered for third reading.
4. THAT Bylaw 71-2020 be given third reading.

Our Prioritized Strategic Goals

Goal 1 - Build strong communities to support the diverse needs of residents

Goal 2 - Manage, invest and plan for sustainable municipal infrastructure

Goal 7 - Provide opportunities for public engagement and communication

Report

The purpose of proposed Bylaw 71-2020 is to amend Map 6 Development Concept within the North of Yellowhead ACP to:

1. reflect the realignment of Range Road 231, which will facilitate a vehicle overpass at the Canadian National Railway. In this regard, the proposed revisions to Map 6 consist of the following:
 - i. A realigned road right-of-way to accommodate the ultimate configuration of Range Road 231.

- ii. A reconfiguration of land use resulting from the realignment of Range Road 231. As a result of the realignment, an area specifically designated for an institutional land use has been removed; and
2. reflect revisions in the location of storm water management facilities and municipal reserve siting in the south of the plan, which is a result of more detailed design and enables the provision of efficient stormwater management.

Public engagement was conducted in November 2020. The engagement consisted of an information package mailed to adjacent landowners providing an opportunity to submit input on the proposed amendments. No responses were received.

Council and Committee History

- September 8, 2020 Council adopted North of Yellowhead Amendment Number 1 Bylaw 45-2020
- September 5, 2017 Council adopted Municipal Development Plan Bylaw 20-2017.
- June 24, 2014 Council adopted the North of Yellowhead ACP Bylaw 46-2013.

Other Impacts

Policy: Statutory Plan Procedure

Legislative/Legal: The *Municipal Government Act* provides that Council may, by bylaw, amend an ASP.

Interdepartmental: The proposed Area Concept Plan amendment has been circulated to internal departments and external agencies. No objections were received.

Master Plan/Framework: The area subject to the amendment is currently designated within the Light/Medium Industrial, Major Public Service and Commercial Policy Areas of the Municipal Development Plan.

Communication Plan

Newspaper advertisement, letter to adjacent landowners, website.

Enclosures

- 1 Bylaw 71-2020
- 2 Urban location map
- 3 Location map
- 4 Air photo
- 5 Existing North of Yellowhead ACP map 6
- 6 Notification map